|  | enicale |  |
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| and a second sec | EXTERIOR—Unity Inspectors is to provide the lender/client  | with an accurate, and adea   | ustely supported to  | ining of the market waken  | of the publishes on  |
|--|--|--|--|--|--|
|  | ***************************************  | Ully Morris I  | Plains   | State N.J  | Zp Code 07950  |
| Borower Lisa Haydon<br>Legal Description Block #13.03 Lo   |  | utilic Record Haydon, Lie  |  | County Marris  |  |
| Assessor's Parcel # 2329-00013-000   | ot#21 Parsiopa   | ný Township  |  |  |  |
| Neighborhood Name Skyview Heights  | 13-00021-0900  | Tax Year 201   |  | R.E. Taxes \$ 8  |  |
| Occupant × Owney Tenant V  |  | Map Reference  | HAG HH-20-16   |  | 416.01   |
| Property Rights Appraised / Fee Sample   | Leasehold Other (des   | essments \$ 0  | 21 PU  | D HOA\$ 170  | par year 🖟 per   |
| Assignment Type Purchase Transports  | on Reference Transperson   | Oliver (departure)   |  |  |  |
| Lender/Client Select Portfolio Server  | cina for defree  |  |  |  |  |
| Is the subject property currently offered for s  | also or hais it hose affected for cate in th   | of theire months orior to the a  | , yvest valey Cr   | y UT 84119   |  |
| control com acceptable case, constal barries   | AND DETECTION A ROUTER OF TO   | adily available public rec   | ords and realize   | data Mi Sata mana  | (es ⊠ No   |
| subject property within the past twe   |  |  |  |  |  |
| dd did not analyze the contract performed.   | for sale for the subject purchase tran   | saction. Explain the results of t  | he analysis of the co  | ntract for sale or why the ar  | nalvsis was not  |
| positive.  |  |  |  |  | 87477  |
| Contract Price \$ Date of Co   | ontract to the rose  | erty seller the owner of public  |  |  |  |
| Is there any financial assistance floar chame  | it cale conspectors his or downers   | Constitution of the beautiful and the second   | id by one nade on he   | No Data Source(s)  |  |
| If Yes, report the total dollar amount and desc  | cribe the liems to be paid.  |  | ed no may beaut our no   | HOSE OF HIRE PARKONNES (   | □ Yes [  |
|  |  |  | ····   | ~ · · · · · · · · · · · · · · · · · · ·  | <del></del>  |
|  |  |  |  |  | <del>~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~</del>   |
| Note: Race and the racial composition of   |  |  |  | 100  | Taran ing pangangan di kacamatan   |
| Neighborhood Characteristics   |  | Doe-Unit Housing Trends  |  | One-Unit Housing   | Present Land Us  |
| Location Urban X Suburban  |  |  | Declining  |  | One-Unit   |
| Built-Up 🔀 Over 75% 🗍 25-75%<br>Growth Rapad 💢 Stable  | Under 25% Demand/Supply  | Shortage   In Batasice   |  | \$ (000) (yes)   | 2-4 Unit   |
|  | Slow Marketing Time 🔀  | Under 3 mths 3-6 mths  | Over 6 midis   | 150 Low 0  | Multi-Family   |
| the east, West Hanover Avenue to I   | 's market area is bordered by  | redute 10 to the north, I  | Route 202 to   |  | Commercial   |
| Neighborhood Description See attache   | od addenda   | west.  |  | 400 Fred: 35   | Other  |
| - voc andere   |  |  |  |  | عالم المرابع المرابع المرابع   |
| en de la Companya de   |  | ····   | <del></del>  |  | ~;~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~   |
| fanket Conditions (including support for the a   | should not reference to the  |  | ····   |  | a kan mayan i  |
| unwar wasanaans lawahanah sahbost ini tila 9   | cove concusions) Current si  | ales/listinos indicate a st  | abilization in prop  | erty values (denendir  | on on market ee  |
| with supply and demand generally in  | t balance. Conventional and a  |  | indicated and co   | Man resoca (popoliti   | A OIL MAIKEL SE  |
|  | ed properties still (voicelly sel  | within 1-3 months  | randed and St  | ues concessions, and   | iougo not preval   |
| ATIENSIONS 2,614 ST  | Aza 2,6  |  | ipe Rectangular  | Marie A CA   |  |
| pecific Zoning Classification R1MR   | Zoning Des   | crintion Desirtmetter  |  | View N:A   | (88)   |
| oning Compliance  X Legal   Legal No.  | oconforming (Grandlathered Lieu)   | Mrs Zonena (Spani / disea  | and the second second  | action of the control |  |
| s the highest and best use of subject property   | s are demanded of Europe   |  | ribe)  |  |  |
|  | i so uniternace fra so brodozão bel bis  | ns and specifications) the mes   | ribe)<br>ent use? 57 v   | es i No If No doen   | in a   |
| *****  | i as anthones (or as brolozso del da   | ris and specifications) the pres   | ribe)<br>ent use? 🌅 Y  | es 📋 No If No, desci   | М  |
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Form 2055UAD — "WinTOTAL" appraisal software by a la mode, Inc. — 1-800-ALANODE.



Fannie Mae Form 2055 March 2005

| here are 14 compara  | able properties currently   | offered for sale in the  | ne subject neighboth   | og ranging in prica  | from \$ 375,000  | 10\$ 449   |   |
|--|---|--|--|--|--|--|---|
|  | able sales in the subject   |  |  | AN LEADING BY 2586 DA  | CO 11001 \$ 365,00<br>LE SALE # 2  | COMPARABL  | 50,000 .<br>FSAIF#3   |
| FEATURE  | SUBJECT   |  | LE SALE # 1  | 24 Edgefield Dr  |  | 27 Pinfold Ct  | A Unital P U  |
| ddress 67 Averell Dr   |   | 90 Edgefield Dr  | 07070  | Morris Plains, N.  |  | Monis Plains, NJ   | 07950   |
| Morris Plains, N   |   | Morris Plains, NJ  |  | 0.12 miles NE  | LOLADO   | 0.94 miles N   | 0,330   |
| resimity to Subject  |   | 0.06 miles W   |  |  | \$ 425,000   |  | \$ 398,000  |
| ale Price  | \$  |  |  |  |  | \$ 225.11 sq.ft  |   |
| ele Price/Gross Liv. Area  | \$ 50.ft.   |  |  | war and the same of the same o |  | GSMLS #344957  |   |
| ata Source(s)  |   | GSMLS #34332!  |  | GSMLS #34616   |  |  |   |
| erification Source(s)  |   | Tax Records and  |  | Tax Assessor ar  |  | Tax Records and<br>DESCRIPTION   | +(-) \$ Adjustment  |
| ALUE ADJUSTMENTS   | DESCRIPTION   | DESCRIPTION  | + (-) \$ Adjustment  | · · · · · · · · · · · · · · · · · · ·  | +(-) S Adjustment  |  | T(*) 3 MURISUNGAR   |
| ales or Financing  |   | ArmUh  |  | ArmLth   |  | ArmiLth  |   |
| Oncessions.  |   | Conv:0   |  | Conv.0   |  | Conv;0   |   |
| late of Sale/Time  |   | s04/18;c01/18  |  | s07/18;c05/18  |  | 605/18;c04/18  |   |
| ocation  |   | N;Res;   |  | N;Res;   |  | N;Res;   |   |
| easehold/Fee Simple  | Fee Simple  | Fee Simple   |  | Fee Simple   |  | Fee Simple   |   |
| te .   |   | 2.614 sf   |  | 2,614 sf   |  | 2,178 sf   |   |
| 844  |   | B;Woods;   | -8,200   | B:Woods;   | -8,500   | N;Res;   |   |
| esign (Style)  | AT2;Twnhse/Int  |  |  | AT2;Twnhse/Int   |  | AT2:Twnhse/int   |   |
| uality of Construction   | Q3  | Q3   |  | <u>oa</u>  | <u> </u>   | <u>03</u>  |   |
| citual Age   | 27  | 27   |  | 25   |  | 17   |   |
| andition   | C3  | <u>ca</u>  |  | [C3  | <u> </u>   | C3   |   |
| bove Grade   |   | Total Bdms. Baths  |  | Total Edmis Batts  |  | Total Borns, Balls   |   |
| born Count   | 5 2 21  | 5 2 21   | -  | 6 2 2.1  |  |  | والتوالية والمساوية   |
| ross Living Area   | 1,856 šq#   |  |  | 1,898 59.8   |  |  | -3,90   |
| lasement & Finished  | 800sf400sfwo  | 800sf0sfin   |  | 600st0sfin   |  | 900sf0stwo   | عنديي   |
| Iooms Below Grade  | 1rr0br1.0ba0o   | L  | +8,000   |  | +8,000   |  | +8,00   |
| unctional Utility  | Average   | Average  | ļ  | Average  | <del> </del>   | Average  |   |
| learing/Cooling  | GFWA/CAC  | GFWA/CAC   | <del> </del>   | GEWAYCAC   | <b>_</b>   | GFWAICAC   |   |
| nergy Efficient Items  | None  | None   | <u> </u>   | None   |  | None<br>1ga1dw   | <b> </b>  |
| Barage/Carport   | 1ga1dw  | 1ga1dw   | ļ  | 1gbi1dw  |  | Deck,Porch   | -1,00   |
| Porch/Patio/Deck   | Deck  | Deck   |  | Deck Porch   | 1 -1.44  | Fireplace  | -1,00   |
| Amenities  | Fireplace   | Fireplace  |  | Fireplace<br>Parsippany  | <b></b>  | Parsippany   |   |
| Actual Town  | Persippany  | Parsippany   | <del> </del>   | LenzinhenA   | <b> </b>   | Leisensin  | <del></del>   |
|  |   | M+ 0-  | \$ 1,800   | Π+ Ø-  | \$ -7.900  |  | \$ 3,10   |
| let Adjustment (Total)   |   |  |  |  |  |  |   |
|  |   |  |  |  |  |  | •   |
| of Comparatives        did     did not resca<br>records, Realtor source  | es, MLS, etc. has be  | en made,   | \$ 411,800<br>openy and comparable   |  | 417,100<br>A review o  | Net Adj. 0.8%<br>Gross Adj. 32%<br>If readily, avg.liablo<br>s appraisal.  | \$ 401,10   |
| My research did 🗵 r  | es, MLS, etc. has be<br>did not reveal any prior so<br>records and MLS So<br>did not reveal any prior so  | Gross Adj. 4.4 %<br>story of the subject pr<br>sen made;<br>ales or translers of the<br>ysterm(a)<br>ales or translers of the  | \$ 411,300<br>operty and comparate<br>subject property for th  | Gross Adj. 6.63<br>sales, If not, explain<br>a flues years prior to  | S 417,100 A roview's   | Cross Adj. 32 %<br>d readily avolable<br>s appraisal   | \$ 401,10   |
| of Comparables    did   did not resea   ecoords, Resultor source   did   did not resea   did   did not resea   did   did not resea   did   did   did not   | es, MLS, etc. has be<br>did not reveal any prior S<br>Records and MLS S<br>did not reveal any prior S<br>Records and MLS S  | Gross Adj. 4.4 % story of the subject present made; slies or transfers of the yestern(s) sizes of transfers of the yestern(s).   | \$ 411,800 openly and comparable subject properly for the comparable sales for the   | Cross Adj. 6.6 7<br>Is sales, If not, explain<br>the three years prior to<br>the year prior to the da  | A (OVIEW)  A (OVIEW)  The effective date of the sorro  | Gross Adt. 32 %<br>if reactify available<br>s appraisal<br>arbie sale.   | \$ 401,400<br>data via public   |
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| of Comparables  of did 1 did not researe coords, Realthy source iny research   did   did para Source(s)   Public R My research   did   did para Source(s)   Public R Report the results of the rese  | es, MLS, etc. has be<br>did not rived any prior Sc<br>Records and MLS S<br>did not reveal any prior S<br>Records and MLS S<br>arch and analysis of the  | Gross Adj. 4.4 % story of the subject present made; slies or transfers of the yestern(s) sizes of transfers of the yestern(s).   | \$ 411,800 openly and comparable subject properly for the comparable sales for the   | Gress Adj. 6.67 s sales, if not, explain a three years prior to the year prior to the da operty and comparable   | A (OVIEW)  A (OVIEW)  The effective date of the sorro  | Cross Auf; 32 % of reactify availables suppressed. Suppressed. Subjection. Suppressed. Subjection on page 2  | \$ 401,400<br>data via public   |
| of Comparables    Cold   did not resea recoords, Resaltor source   did   did   did not resea   did   d | es, MLS, etc. has be<br>did not rived any prior Sc<br>Records and MLS S<br>did not reveal any prior S<br>Records and MLS S<br>arch and analysis of the  | Gross Adj. 4.4 %<br>story of the subject pr<br>een made;<br>sles or transfers of the<br>yesterm(s)<br>ales or transfers of the<br>yesterm(s)   | s 411,800<br>operty and comparable<br>subject property for the<br>comparable sales for the<br>story of the subject pro-  | Gress Adj. 6.67 s sales, if not, explain a three years prior to the year prior to the da operty and comparable   | A review of the energy of sale of the energy of sale of the soring a sales (report addition  | Cross Auf; 32 % of reactify availables suppressed. Suppressed. Subjectification.   | \$ 401.40<br>data vis public  |
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Freddie Mac Form 2055 March 2005

#### Exterior-Only Inspection Residential Appraisal Report File # 4386513 Please be advised that this appraisal (as per client's request) is based on an exterior inspection only and has been completed on the Fannie Mae Form 2055; Condition of all Interior amenities, utilities, etc. are unknown and assumed to be in working order, Furthermore, overall structural soundness is unknown. Unless otherwise noted, gross living area estimate for the subject is based on a visual inspection from the street. Also, please he advised that as a "drive-by" appraisal, we could not be aware of any interior features, faults, etc. which could substantially affect the subject value (i.e. customized features, etc.). We reserve the right to amend this report after any required interior inspection. In addition it is assumed the interior condition of the property is the same as the exterior condition when an exterior evaluation is being completed. Attempts to research and report the current interior condition of the subject has been made using on-line resources (MLS, Public Records, etc.). If none are available it is assumed the interior condition of the subject is similar to the observed exterior condition. The signatures appearing on the appraisal report are digital signatures. The digital signatures are password protected to prevent their unauthorized use. Fannie Mae and Freddle Mac approve the use of digital signatures, Digital signatures are also approved under USPAP standards and carry the same level of authenticity and responsibility as lik signatures on a paper copy. No gersonal items were included in the final value estimate. Square footage estimates on comparable sales are based on information from various sources. All comparable sales utilized have been physically inspected from the street by this appraiser. At times, some photographs presented have been reproduced from MLS date etc. as is parmitted and acceptable to Farnie Mae, Freddie Mac and various other investors. This is precipitated by either the inaccessibility of some properties for clear photographs and/or due to extensive renovations and additions being completed within this market area. Photographs from these sources represent the true condition/configuration of the comparable at the time of The intended User of this appraisal report is the Lender/Client. The Intended Use is to avaluate the property that is the subject of this appraisal for market value purposes, subject to the stated Scope or Work, purpose of the appraisal, reporting requirements of this appraisal report form and Definition of Market Value. No additional Intended Users are Identified by the appraiser This appraisal conforms to USPAP and FDIC regulations. The contents of this report and the analysis presented herein comply with all applicable FIRREA TITLE XI regulations and guideline requirements. I have no current or prospective interest in the subject property or the parties involved; and no services were performed by the appreiser within the tives year period immediately preceding acceptance of this assignment, as an appraiser or in any other capacity. Exposure time is defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal, a retrospective estimate based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. The opinion of reasonable exposure time tinked to the value opinion appears to be the same as marketing time in the reignborhood section, unless otherwise indicated in this report, if there is a difference between exposure time and marketing time, the appraiser has provided an explanation within the addendum. With this particular appraisal report, the exposure time marors the marketing lime. COST APPROACH TO VALUE (not required by Fannis Mae) mode adequate information for the lender/oftent to replicate the below cost liqures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating afte value) ESTIMATED : REPRODUCTION OR REPLACEMENT COST NEW OPINION OF SITE VALUE =\$ 150,000 Source of cost data Soft @ \$ luality rating from cost service Effective date of cost data 50,Pt. @ \$ Comments on Cost Approach (gross living area calculations, depreciation, etc.) The cost approach was not applicable to this particular assignment due to Grage/Carpor Sq.FL @ \$ the difficulty in estimating accrued depreciation in subjects of this age Total Estimate of Cost-New coupled with the lack of vacant land sales within the well established Lags Physical Functional market area. Additionally, this report required an exterior inspection only Depreciation and any basis for cost approach would be subjective at best. Depreciated Cost of Improvements "As-Is" Value of Site Improv Estimated Remaining Economic Life (HUO and VA only) 65 Years INDICATED VALUE BY COST APPROACH INCOME APPROACH TO VALUE (not required by Fannie Mae) Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Estimated Monthly Market Rent \$ **= \$** Indicated Value by Income Approach The Income Approach was not applicable as this is an owner-occupied single family dwelling (no income being generated). PROJECT INFORMATION FOR PURDS (if epolicable) is the developer/builder in control of the Homeowners' Association (HDA)? | Yes 🗵 No Unit type(s) | Detached 🖂 Attached Provide the following information for PUDs ONLY if the developer/builder is in control of the HDA and the subject property is an attached dwelling unit Legal Name of Project Skyview Heights Total number of units Tetal number of phases Total number of units sold 204 Tistal number of phases 1 Total number of units rented 10 Total number of units rented 10 Total number of units for sale 1 Data source(s) MLS (1 res Was the project created by the conversion of existing building(s) into a PUD? Yes No if yes, date of conversion Does the project contain any multi-dwelling units? Yes No Data Source(s) Data source(s) MLS (1 resale available at time of inspection). fire the units, common elements, and recreation lacitities complete? No. If No. describe the status of completion Are the common elements leased to or by the Homeowners' Association? Yes 👩 No. It Yes, describe the rental terms and options. Describe common elements and recreational facilities. Pool, Tennils Courts, Clubhouse, Tot Lots, Walks and Grounds.

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## Exterior-Only Inspection Residential Appraisal Report FBe # 4386513

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted:

SCOPE OF WORK. The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street. (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street. (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the extentio-only inspection and reliable public and/or private sources to perform this appraisal. The appraisar should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lander/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions" granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or greative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical collar for dollar cost of the financing or concessions but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraisar's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area, Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 3. The appraiser will not give testimony or appear in court because he or site made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration; the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraisar will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations of the subject property will be performed in a professional manner.

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# Exterior-Only Inspection Residential Appraisal Report File # 4386513

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1 have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition
  of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability,
  soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practica that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further cettify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- I have reported adjustments to the comparable sales that reflect the marker's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial inferest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage toan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks, I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

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# Exterior-Only Inspection Residential Appraisal Report FIRE # 4386513

- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgages or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil flability and/or criminal penalities including, but not limited to, line or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that

- I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions; and the appraiser's certification.
- 1 accept full responsibility for the contents of this appraisal report including, but not limited to, the appraisar's analysis, opinions, statements, conclusions, and the appraisar's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

| APPRAISER  | SUPERVISORY APPRAISER (ONLY IF REQUIRED)   |
|--|--|
| Signature Name David Gilhoman  | Signature  |
| Company Name DG Appraisals   | Company Name   |
| Company Address 16 Highview Terrace, Randolph, NJ 07869                | Company Address  |
| Telephone Number (201) 874-9473  | Telephone Number   |
| Email Address dgapprsi@optimum.net                                     | Email Address  |
| Date of Signature and Report 07/10/2018                                | Date of Signature  |
| Effective Date of Appraisal 07/09/2018                                 | State Certification #  |
| State Certification #  | or State License #   |
| or State License # 42RA00097000  | State  |
| or Other (describe) State #  | Expiration Date of Certification or License  |
| State NJ   |  |
| Expiration Date of Certification or License 12/31/2019                 | SUBJECT PROPERTY   |
| ADDRESS OF PROPERTY APPRAISED 67 Averell Dr                            | Did not inspect exterior of subject property     Did inspect exterior of subject property from street     Date of inspection |
| Morris Plains, NJ 07950 APPRAISED VALUE OF SUBJECT PROPERTY \$ 410,000 |  |
| APPRAISED VALUE OF SUBJECT PROPERTY'S 410,000  LENDER/CLIENT           | COMPARABLE SALES   |
| Name RRReview  | Did not inspect exterior of comparable sales from street   |
| Company Name: Select Portfolio Servicing, Inc.                         | Did inspect exterior of comparable sales from street   |
| Company Address 3217 Oecker Lake Dr. West Valley Cky, UT  84119        | Date of inspection   |
| Ernall Address   |  |

Freddie Mac Form 2055 March 2005

UAD Version 9/2011 Page 6 of 6

Fannie Mae Form 2055 March 2005

Form 2055UAD — "Wh:TOTAL" appraisal software by a la mode, Inc. — 1-800-ALAMODE

|  |  |  |   |   |   | Main File No. 4386                                      | i513 <u>.</u> Page #7                   |
|--|--|--|---|---|---|---|---|
|  | SUPPLEMENT   | AL REAL ESTA                                     | TE OWN                                  | EN ADDDAISA                             | 1 Annei   | File No. 4386513  |   |
| Property Address 67 Av   | ereli Ör   |  | City Morris                             |   | State NJ  | entransport contraction comments and the                |   |
| Legal Description Bloc   | k #13.03 Lot #21   | Parsippan  | v Township                              |   | County Morri                                      | Zip Code (37950)  |   |
| Is the subject property cur  |  | No Current List Price                            | S N/A                                   | Agent                                   | N/A   |   |   |
| Listing Company/Address/   | SURJECT  | LISTING #  |   | T                                       | _   | ·   |   |
| Address 67 Avereit   |  | 15 Edgefield Dr                                  | <u> </u>                                | LISTING #<br>257 Summerhil Dr           | 2   | LISTING #<br>64 Summerhill Dr                           | 3                                       |
|  | ns, NJ 07950   | Monts Plains, NJ 079                             | 150                                     | Morris Plains, NJ 079                   | 950   | Morris Plains, NJ 07                                    | ดรถ                                     |
| Proximity to Subject   |  | 0.10 miles NE                                    |   | 1.14 miles N                            |   | 0.99 miles N  | 300                                     |
| Original List Price  | S  | \$   | 429,000                                 |   | 425,000   |   | 429,90                                  |
| Total Days on Market Corrent List Price  | IS N/A   | 31   | 419,000                                 | 27                                      |   | 6   |   |
| DOM Since Last Ravision  | T  | li1  | 419,000                                 | N/A                                     | 425,000   | N/A   | 429,90                                  |
| Last Sale Date   | 06/04/99   | 10/16/03   | *************************************** | 10/11/13                                | ***************************************           | 11/29/07  | *************************************** |
| Price/Gross Living Area  | <u>  102                                   </u>          | •  | 253.02 sq.ft.                           |   | 240.38 sq.ft                                      |   | 243.16 sq.                              |
| Data Source<br>Data Verification   | Inspection   | Active Listing<br>GSMLS #3477661                 |   | Active Listing                          | -   | Active Listing  |   |
| REO Property   | Yes K No   | Yes / No   | بعنيب وسنبغب                            | GSMLS #3478582<br>Yes X No              |   | GSMLS #3484304<br>Yes No                                |   |
| Vacant/Occupied  | Occupied   | Occupied   | *************************************** | Occupied                                |   | Occupied  |   |
| VALUE ADJUSTMENTS  | DESCRIPTION  | DESCRIPTION                                      | Academie                                | DESCRIPTION                             | Adjustment  | DESCRIPTION   | Addition                                |
| Concessions Offered  | <u> </u>   | None Noted                                       | allen fra dels automos propriedes po    | None Noted                              |   | None Noted  |   |
| Location<br>Sita Size  | N:Res;<br>2,614 st                                       | N;Res;   | ******************************          | N;Res;                                  |   | N;Res;  |   |
| Site Views/Appeal  | V;Res;   | 2,614 sf<br>N;Res;                               |   | 2,178 sf<br>B;Woods                     |   | 2,178 s/<br>N;Res;                                      |   |
| Design (Style)   | AT2:Twnhse/int   | AT2:Twnhse/int                                   |   | B;woods<br>AT2;Twnhse/int               | -0,500  | N:Res;<br>AT2:Twnhse/int                                | <b> </b>                                |
| Quality of Construction  | Q3   | Q3   |   | CO3                                     | تبديني ويشبخون                                    | Q3  |   |
| Age  | 27   | 27   |   | 15                                      | 0   | 17  |   |
| Condition<br>Above Grade   | <u> C3</u>   | ca   |   | ය                                       |   | C3  |   |
| Actove crade<br>Room Count   | Total Borns Baths 5 2 2.1                                | Total Bdmns Baths                                |   | Total Bidms, Baths                      |   | Total 8drms, 8aths                                      |   |
| Gross Living Area  | 1,656 sq.ft  | 5 2 2.1<br>1,656 sc t                            |   | 5   2   2.1<br>1,768 sq.ft              | 3 000   | 5 2 21  |   |
| Basement & Finished  |  | B00s/350s/wo                                     | n                                       | 900sl0slin                              | -3,900<br>+2,000                                  | 1,768 sq.ft.<br>900s/260s/wo                            | -3,900                                  |
| Rooms Below Grade  | 1m0br1.0ba0o   | 1rr0br0,Cba0o                                    | +4,000                                  |   |   | 1rr0br0.0ba0o   | +4,000                                  |
| Functional Utility   | Average:   | Average  |   | Average                                 |   | Average   |   |
| Heating/Cooling<br>Garage/Carport  |  | GFWA/CAC   |   | GFWA/CAC                                |   | GFWA/CAC  |   |
| Amenities  | 1ga1dw<br>Deck   | 1ga1dw   |   | 1ga1dw                                  |   | 1ga1dw  |   |
| Argenties  | Fireplace  | Deck<br>Fireplace                                |   | Deck,Porch<br>Fireplace                 |   | Deck Parch<br>Fireplace                                 | -1,000                                  |
| Actual Town  | Parsippany   | Parsippeny                                       |   | Parsippany                              |   | Parsiopany  | *************************************** |
| Net Adj. (Total)   |  | S + -  \$  | 4,000                                   | ∐+ X-8                                  | -3,400  | 1 1 × 10 - 18   | -900                                    |
| Adjusted List Price<br>of Comparable Listings  |  | Not 1.0 %<br>Gross 1.0 % S                       | 423,000                                 | Net 0.6 %<br>Gross 5.5 % 3              |   | Det 0.2 %   |   |
| uus resources, inc. appra<br>subject to future revision (<br>REPAIR ITEM<br>No Repairs Noted | Ser is not an expent in the i                            | held at quilding constructions.                  | d and achiel or                         | sis may very from those (               | provided. Repa                                    | r costs and opinions repo<br>ESTIMATE<br>\$<br>\$<br>\$ |   |
|  | ***  |  |   | *****                                   | mmig.   | · ·   |   |
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|  |  |  |   |   | erania.   | <u> </u>  |   |
|  |  | <del>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</del> |   |   | بنيس.   | 8   |   |
| ·····  | <del> </del>   |  |   |   |   | <u> </u>  |   |
| TITAL ESTIMATED COST OF  | RECOMMENDED REPAIRS                                      |  | <del></del>                             | <del></del>                             |   |   | <del></del> ō                           |
| ist any recommended insp   | pections (code compliance,<br>When no inspections are :  | structural, environmental e                      |   |   | ipection is reco                                  | nmended, and comment                                    | on the effect                           |
| Comments:  | kel (or the comparable sale                              |  |   | *************************************** | sarable #2: 1                                     | 7_ DOM, Comparable #3                                   | _41_ DOM.                               |
|  | ralue based on a reasonable                              |  |   | ed appraisal report.                    |   |   | 410,000                                 |
|  | market value based on a re-                              |  |   |   | 1248  |   | 410,000                                 |
| AS-REPAIREM actions a  | velue besed on a client in<br>if market value based on a | resont maket ex                                  | AUSUITE BITTE OF                        |   | oceed 120 days<br>s (not to exceed                |   | 410,000                                 |
| PPRAISER:  |  | Dates Stipulate (Saleston )                      |   | VISORY APPRAISER (ONL                   |   |   | 410,000                                 |
|  | we-11  |  | Signate                                 | aer,                                    |   |   |   |
| 3ma: David Glincma   | n.   |  | Name:                                   | 7                                       |   |   |   |
| tate Report Signed: 07/1/<br>tate Certification #:   | hisaug   | State  |   | sport Signed:<br>orbication #:          |   | State:  |   |
| r Stata License #: 42RA  | A00097000  | State: NJ  |   | e Ucense #:                             | <del>, , , , , , , , , , , , , , , , , , , </del> | State:  | ······                                  |
| xpiration Date of Certification  | n or License: 12/31/20                                   |  |   | on Date of Certification or L           | icense:   |   |   |

Form REO2 — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE.



|                  | The second of the second   | Supplemental Addendum | File No. 4386513       |
|------------------|----------------------------|-----------------------|------------------------|
| Borrovier/Cliant | Lisa Haydon                |                       |                        |
| Property Address | 67 Averell Dr              |                       |                        |
| City             | Morris Plains              | County Morris         | State NJ Zp Code 07950 |
| Lender           | Select Portfolio Servicino | Inc.                  |                        |

<sup>·</sup> Exterior-Only: Improvements - Physical Deficiencies or Adverse Conditions

None apparent however, this appraiser is not qualified to determine the structural soundness or integrity of the property and recommends a professional engineer, etc. to be retained to make this determination should the lender see fit. It should be reiterated that this appraiser observed no signs of structural deficiencies and this notification is offered only as a means of conveying the fact that this appraiser is not a structural engineer and should not be relied on as such.

#### • Exterior-Only: Neighborhood - Description

The subject is located in an established development known as "Skyview Heights" which contains 204 properties. Thes surrounding area consists of various style single family dwellings; condominiums (Multi-Family), convenience commercial properties, parks and (other) which represents vacant land. Access to major highways such as Route 10, 287 and 202 is good and New Jersey Transit is within close proximity. This is common to the area and not a defirment to value. Maintenance is average and future marketability should remain satisfactory. Note, subject is physically located in Parsippany Township having a Morris Pfains mailing address.

#### APPROACHES TO VALUE:

USPAP Standards Rule 2-2(b)(vill) requires the appraiser to summarize the information analyzed, the appraisal methods and techniques employed and the reasoning that supports the analysis, opinions and conclusions; exclusion of the sales comparison approach, cost approach, or income approach must be explained. Sales Approach is utilized in report. Cost and income Approach are excluded therefore, the sales approach is most relevant to report.

#### HIGHEST AND BEST USE:

It should be noted that the subject property is a single family property in a single family residential zone and the current use is the highest and best use. This property displays the criteria of being legally permissible, physically possible, financially feasible and maximally productive as it's current use being the highest and best use.

# · Exterior-Only : Sales Comparison Analysis - Summary of Sales Comparison Approach

Market analysis revealed three recent closed sales and three active listings similar to the subject. It should be noted listing #2 is over the customary mile radius however, it is still considered to be in the same market area as the subject.

Appropriate view adjustments (i.e.2%) were made to sales #1 and 2 and fisting #2 due to these properties displaying a superior rear woods view.

Basement & Finished adjustments made to comparables are based on the existance of a walk out basement versus an interior only. Also, basement Rooms Below Grade adjustments were made when necessary to comparables based on the differential in the number of finished rooms below grade only.

A number of adjustments were made to each sale yet, all net and gross adjustments are practical and reasonable for this particular market area.

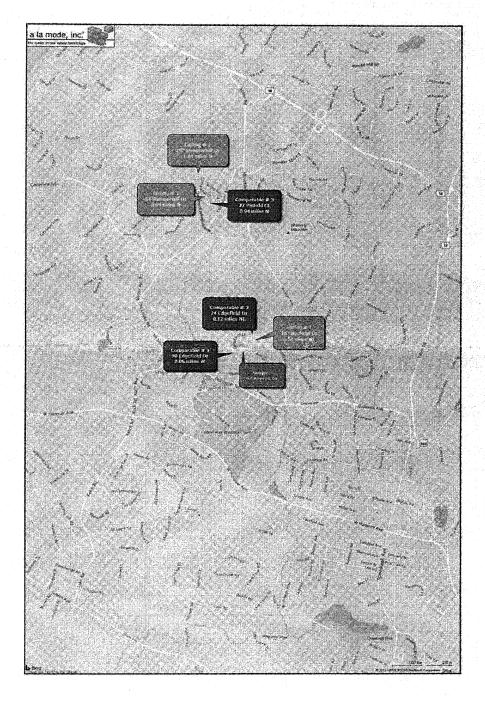
Gross Iving area adjustments are based on \$35 per square foot rounded which was made for a minimum of one bundred square foot differential. No site adjustments made due to all comparables are within a minimum of 5,000 square foot site area differential.

Furthermore, it is this appraiser's opinion that all comparables displayed are the closest and most similar sales available at the time of inspection:

The subject and all comparables are physically located in Parsippany Township all having a Morris Plains mailing address. Compensation for this report is Appraiser: \$250. AMC: \$100

## **Location Map**

| Borrower/Client  | Lisa Haydon                    |               |                         |
|------------------|--------------------------------|---------------|-------------------------|
| Property Address | 67 Averell Dr                  |               |                         |
| City             | Morris Plains                  | County Morris | State NJ Zip Code 07950 |
| Lender           | Select Portfolio Servicing, In | С.            |                         |



Form MAP, LOC — "WinTOTAL" appraisal software by a fa mode, inc. — 1-800-ALAMODE



# Main File No. 4365513[ Page #10]

| The purpose of this addendum is to provide the fer   | Conditions Add   | accurate understanding of th   | he market trends and c   | onditions prevalen   | a. 4386513<br>In the subject  |  |
|--|--|--|--|--|---|--|
| neighborhood. This is a required addendum for all<br>Properly Address 67 Avereil Dr  | appraisal reports with an ef   | fective date on or after April<br>City Morris Plat   |  | State NJ   | ZIP Code (17  | Men  |
| Borrower Lisa Haydon   |  |  |  |  |   | <del></del>  |
| Instructions: The appraiser must use the informati<br>housing trends and overall market conditions as re<br>it is available and reliable and must provide analysis<br>explanation, it is recognized that not all data source<br>in the analysis. If data sources provide the required<br>average. Sales and licitings must be properties that  | ported in the Neighborhood<br>s as indicated below, if any<br>es will be able to provide da<br>I information as an average   | section of the appraisal repo<br>required data is unavailable<br>to for the shaded areas belon<br>instead of the median, thu a   | ort form. The appraiser<br>or is considered unrefa<br>w. If it is available, how<br>consiser should reheat i   | must fill in all the i<br>able, the appraiser<br>ever, the appraiser<br>the available forces   | nformation to the<br>must provide an<br>must include the<br>and identify it so  | extent<br>data   |
| subject property. The appraiser must explain any ar  | nomalies in the data, such   | as seasonal markets, new co  | oksbuction, foreclosure  | s, eic.  | suspectore buyer  | en nies  |
| overnory Analysis<br>  otal # of Comparable Sales (Settled)  | Prior 7-12 Months  | Páor 4-6 Months  | Current - 3 Months   |  | Overall Trend   |  |
| Absorption Rate (Total Sales/Months)   | 14<br>233  | 2.33   | 2.00   | Increasing<br>Increasing   |   | Decimen<br>Decimen   |
| otal # of Comparable Active Listings   | not available  | not available  | 14   |  | Stable  | bereast  |
| /ionths of Housing Supply (Total Listings/Ab.Rate)<br>Action Sale & List Price, DOM, Sale/List %   | not available  | not available  | 7.0  |  | Stable  | Increasi   |
| Median Comparable Sale Price   | Prior 7-12 Months<br>427,900   | Prior 4-5 Months 390,000   | Ourrent - 3 Months<br>398,000  | -  | Overalt Trend    Stable   |  |
| fedian Comparable Sales Days on Market   | 52   | 54   | 350,000<br>17  | Declining  |   | Decimin  |
| Andian Comparable List Price<br>Region Comparable Listings Days on Market  | 435,000  | 405,000  | 419,000  | increasin  |   | Decimin  |
| Aedian Sale Price as % of List Price   | not available<br>98.2  | not available<br>98  | 28<br>95   | Deciming<br>Increasing   |   | Increase<br>Decirin  |
| ieller-(developer, builder, elc.)paid financial assista  | nce prevalent? Yes   | Ext No   |  | Decimina   | Challe  | Increases  |
| epition in detail the soller concessions trends for th<br>ses, options, etc.). Conventional and co   | e past 12 months (e.g., se   | ler contributions increased to<br>is indicated and sales   | rom 3% to 5%, increasi   | no use of boydow   | ns. closing costs   | condo  |
| Association of Realtors and Standard & I   | Poors/Case-Shiller H<br>s. Resitors and refev  | int publications.  | la more specific to  | the subject's  | mmediate m  | arket erea   |
| Association of Realtors and Standard & it as been acquired via local MLS systems unmarke the above information as support for you make so the opening sales and/or expired and will be subject is a 1,656 square foot townshowly are similar style dwellings, built below the same more than the same more are subject. These houses an utobassers as the subject. It was left that  | Poor's/Case-Shiller H s, Realitors and refeve ar conclusions in the Neigh brown kidings, to formulati louse style dwelling br ween 1991 and 2003 a considered company to expand the samp   | ome Price indices. Dat<br>int publications.<br>bothood section of the appro-<br>t your canclosions, provide in<br>all in 1991 and located<br>which feature between<br>able, to the subject in the<br>e to connection house.  | la more specific to<br>isal sport lorn. If you<br>both an explanation are<br>I in Parsippany To<br>1,656 and 1,898:<br>that they would typic<br>to of differing utility  | the subject's used any addition of support for your ownship. Consideration and for design and for design and for design and for design and for the subject in and for design and for the subject in a su | inimediate m<br>il Information, su<br>conclusions,<br>lered in this n<br>il are almitent<br>o same poten<br>aggressivery in   | arket area<br>chas<br>narket trend<br>located in<br>tiel   |
| ssociation of Realtors and Standard & I<br>as been acquired via local MLS systems<br>unmaine the above information as support for you<br>manajes of pending sales and/or expired and will<br>he subject is a 1,656 square foot townshous<br>town are similar style dwellings built bebore<br>are same morket area. These houses are<br>unchasers as the subject. It was left that<br>robably skew the market trend results. A  | Poor's/Case-Shiller H s, Realitors and refeve ar conclusions in the Neigh brown kidings, to formulati louse style dwelling br ween 1991 and 2003 a considered company to expand the samp   | ome Price indices. Dat<br>int publications.<br>bothood section of the appro-<br>t your canclosions, provide in<br>all in 1991 and located<br>which feature between<br>able, to the subject in the<br>e to connection house.  | la more specific to<br>isal sport lorn. If you<br>both an explanation are<br>I in Parsippany To<br>1,656 and 1,898:<br>that they would typic<br>to of differing utility  | the subject's used any addition of support for your ownship. Consideration and for design and for design and for design and for design and for the subject in and for design and for the subject in a su | inimediate m<br>il Information, su<br>conclusions,<br>lered in this n<br>il are almitent<br>o same poten<br>aggressivery in   | arket area<br>chas<br>narket trend<br>located in<br>tiel   |
| Association of Realitors and Standard & I<br>tas been acquired via local MLS system<br>furnative the above internation as support for you<br>in aritysis of pending sales and/or expired and wat<br>the subject is a 1,656 square foot townshi<br>tody are significantly to dwellings built betwing<br>the same market area, These houses are<br>purchasers as the subject. It was left that<br>probably skew the market trend results. At<br>the above conclusions.   | Poor a Case-Shiller Hood<br>in conclusions in the Reigh<br>or conclusions in the Reigh<br>obsessible dwelling to<br>ween 1991 and 2003<br>a considered comparation<br>to expand the sample I   | ome Price indices. Dat<br>int publications.<br>borhood section of the appre<br>is your canclusions, provide is<br>lift in 1991 and focated<br>which feature between<br>able to the subject in the<br>to compressing houses<br>is somewhat limited, the   | la more specific to<br>isal eport form. If you<br>both in explanation an<br>in Parasippany To<br>1,656 and 1,896 ;<br>hat they would type<br>a of differing utility,<br>ere appears to be                                  | the subject's used any addition of support for your wrishle. Consist square field an cally attract the design and/or sufficient data   | inimediate m<br>il Information, su<br>conclusions,<br>lered in this n<br>il are almitent<br>o same poten<br>aggressivery in   | arket area<br>chas<br>narket trend<br>located in<br>tiel   |
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Form 1004MC2 — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

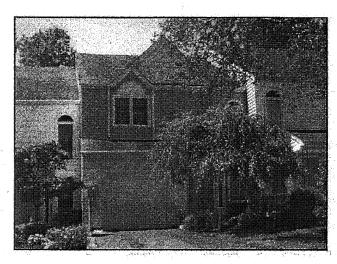
|  | TICE   |  | Main File No. 4386513[ Pane :<br>Loan #  | #111 |
|--|--|--|--|------|
| Borrower/Client Lisa Hayd  | UOF<br>OF  | PAP Compliance Adder   | IQUITI F8# 4386513   |      |
| Property Address 67 Averell  | Dr   | <u> </u>   |  |      |
| City Morris Pla  | ins  | County Morris  | State NJ Zp Code 07950   |      |
| Leider Select Por  | rtfolio Servicing, inc.  |  |  |      |
| APPRAISAL AND REPORT   | IDENTIFICATION   |  |  |      |
| This Appraisal Report is one of th   |  |  |  |      |
| Appraisal Report     Restricted Appraisal Report   | This report was prepared in acco<br>lotended user of this report is lim  | ordance with the requirements of the Restricts<br>ofted to the identified oftent. This is a Restricts                                | al Report option of USPAP Standards Rule 2-2(a),<br>ad Appraisal Report option of USPAP Standards Rule 2-2(b). The<br>of Appraisal Report and the relicense for how the appraisar arrive<br>properly williout the additional information in the appraisar is wor | đ    |
|  |  |  |  |      |
| ADDITIONAL CERTIFICATI I certify that, to the best of my len  * The statements of fact conta   |  |  |  |      |
| Electrical and a service of the serv | a something the control because to   | Section 1997 and 199                       | sonal, impaniat, and unbiased professional analyses,   |      |
| <ul> <li>I have no (or the specified) p<br/>parties involved.</li> </ul>   | vesem or prospective interest in bu  | e property that is the outliest of this report and   | One (or specified) personal intelest with respect to the   |      |
| * I have no blas with respect to   | ) Use property that is the autiject of I   | this report or the parties involved with this ass  | <b>Variance</b>  |      |
| My engagement in this assig  | pament was not contingent upon de  | valoping or reporting predetermined results.   |  |      |
| <ul> <li>My compensation for comple<br/>of the client, the amount of the<br/>this appraisal.</li> </ul>  | eting this assignment is not conting<br>as value opinion, the attainment of a  | entupon the development arreporting of a pr<br>a stipulated result, or the occurrence of a sub-                                      | radetermined value or direction in value that favors the cause<br>sequent event directly related to the intended use of  |      |
|  | conclusions were developed and th  | uls report has been orecared, in conformity wi   | th the Uniform Standards of Professional Appraisal Practice.   |      |
| 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1   | The state of the s | iremants of Tide XI of FIRREA and any implem   |  |      |
|  | ant in man in Paris and South Man of St  |  |  |      |
| preceding acceptance of this PROPERTY INSPECTION 1 have NOT made a personal 1 HAVE made a personal insp APPRAISAL ASSISTANCE Urless otherwise noted, no one p  | ea an appraiser or in another expact<br>assignment. Those services are d<br>inspection of the property that is the<br>deciding of the projectly that is the su   | escribed in the comments below.  In subject of this report,  Inject of this report,  praisal assistance to the person signing this o | of this report within the three-year period immediately  certification, if anyone dist provide significant assistance, they  |      |
|  |  |  |  |      |
| ADDITIONAL COMMENTS<br>Additional USPAP related issues n   | equality disclosure and/orany.stall  | a mandated requirements. None  |  |      |
| ***************************************  |  |  |  |      |
|  |  | <u> </u>   |  |      |
| 0000   | POSURE TIME FOR THE SUI  |  |  |      |
| A reasonable marketing fime     X A reasonable exposure time     X   |  | 90 day(s) utilizing market condition 90 day(s).  | ons pertinent to the appraisal assignment.   |      |
| APPRAISER  |  |  | APPRAISER (ONLY IF REQUIRED)   |      |
|  |  |  |  | 1.5  |
|  | L V2   |  |  |      |
| Signature  |  | Signature  |  |      |
| Name <u>David Glincman</u> Date of Signature 07/10/2   |  | Name  Date of Signature  |  | 1    |
| Date of Signature 07/10/2 State Certification #  | ¥18  | State Certification (  | *  |      |
| or State License # 42RA00  | 097000   | or State License ≠   |  | _    |
| State NJ<br>Expiration Date of Certification or  | rlicence 10/25/2010  | State State  | Sertification or Licensia  |      |
|  | 12/3/(2018   |  | iser Inspection of Subject Property.   | ~    |
| Effective Date of Appraisal 07   |  | □ Did Not □  | Extentor-ently from Street 🏋 Interior and Extentor   |      |

Form ID14EC — "WinTOTAL" appraisal software by a fa mode, inc. — 1-800-ALAMODE



# Subject Photos Page

| Borrower/Client  | Lisa Haydon                 |      |               |          | The second of th |    |
|------------------|-----------------------------|------|---------------|----------|--|----|
| Property Address | 67 Averell Dr               |      |               |          |  |    |
| City             | Morris Plains               |      | County Morris | State NJ | Zg Code 0795   | ). |
| Lender           | Select Portfolio Servicing, | Inc. |               |          |  |    |



# Subject Front

57 Averell Dr.
Sales Price.
Sides Price.
Sides Price.
Sides Research
Sides Resear



Subject Street

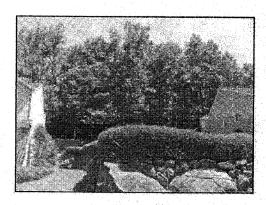
Form SUBLE2 — "WinTOTAL" appraisal software by a la mode, line. — 1-800-ALAMODE

## Photograph Addendum

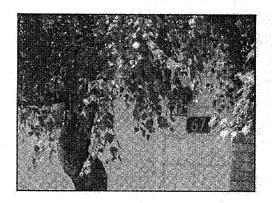
| Borrower/Client  | Lisa Haydon                      |               |  |                 |  |
|------------------|----------------------------------|---------------|--|-----------------|--|
| Property Address | 67 Averell Dr                    |               | ······································ |                 |  |
| City             | Morris Plains                    | County Morris | State NJ                               | 7in Code 107050 |  |
| Lander           | Select Portfolio Servicing, Inc. |               |  |                 |  |



EAST VIEW STREET SCENE



ACROSS STREET SCENE



ADDRESS VERIFICATION

Form GPICPIX — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

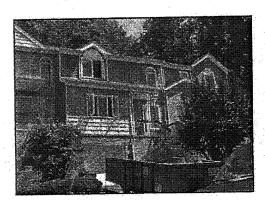


# Comparable Photo Page

| Borrower/Client  | isa Haydon   |
|------------------|--|
| Property Address | 7 Averell Dr Stee N.L. To Code 07950                 |
| City             | Aorris Plairs County Morris State N.J. To Code 07950 |
| Lunder           | Select Portfolio Servicing, Inc.                     |



## Comparable 1



# Comparable 2

24 Edgefield Dr
Prox. to Subject
Safe Price
25 Safe Price
1425,000
Cross Living Area
1,896
Total Redworns
Total Betworns
Total Betworns
1,996
Total Betworns
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#### Comparable 3

27 Pinfold Ct
Prox. In Subject
Size Pice
398,000
Gross Living Area
1,768
Total Rooms
5
Total Redrooms
12
Total Bathrooms
1,768
Total Bathrooms
2,1
Location
N;Res;
View
N;Res;
Size
2,178 sf
Ouality
O3
Age
17

Form PICPPX.CR — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

# Listing Photo Page

| Property Address - 67 Avereil Dr        |                          |
|---|--------------------------|
|   |                          |
| City Morris Plains County Morris        | State NJ Zip Code (17950 |
| Linder Select Portfolio Servicing, Inc. | 110 0000 0/330           |



#### Listing 1

15 Edgefield Dr Proximity to Subject 0.10 miles NE Ust Price 419,000 Days on Market 31 Gross Living Area 1,656 Total Rooms 5 Total Bettrooms 2 Total Bettrooms 2.1



# Listing 2

257 Summerhill Dr Proximity to Subject: 1.14 miles N List Price 425,000 Days on Market 27 Gross Living Area 1,768 Total Redrooms 5 Total Bedrooms 2 Total Bedrooms 2.1 Age 15

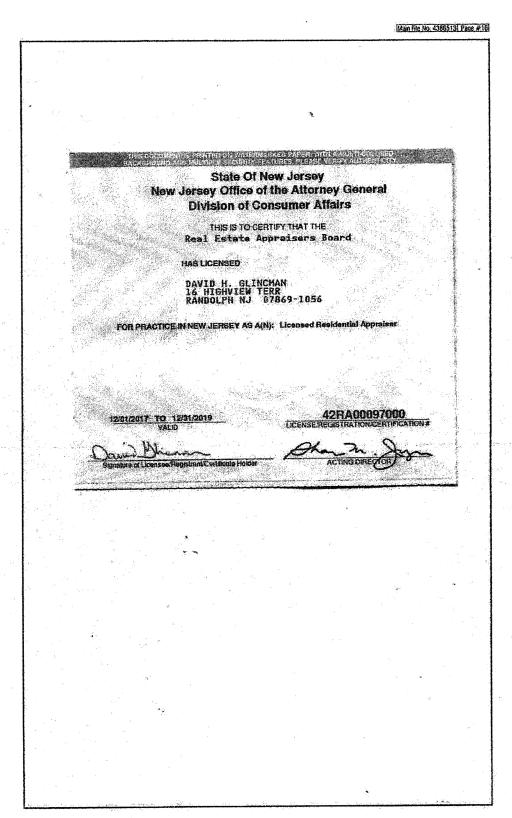


## Listing 3

64 Summerfull Dr
Proximity to Subject 0.99 miles N
List Price 429,900
Days on Martet 6
Gross Living Area 1,768
Total Redrooms 5
Total Bedrooms 2
Total Bedrooms 2.1
Age 17

Form DLSTRNT.DS#A — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE





Form SCA — "WinTOTAL" appraisal software by a la mode, Inc. — 1-800-ALAMODE

|           | Man Fle No. 4386513]   |
|-----------|--|
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|           | a da a la companya da a managan d  |
|           | NAVIGATORS INSURANCE COMPANY   |
|           | THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.  |
| TH        | IS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED  |
| . 11.1    | AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.   |
|           | PLEASE READ THIS POLICY CAREFULLY.   |
|           | The state of the s |
|           | REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY   |
|           | DECLARATIONS   |
|           | POLICY NUMBER! PHIORALMOSTORY RENEWAL OF PRITICAL MOSTORY  |
| 4         |  |
| 1         | NAMED INSURED:   |
|           | Onvit Gireman dea DG Agerasak  |
| 2.        | ADDRESS: 16 Hylmew Tension   |
|           | Resident At Cress  |
| 3.        | POLICY PERIOD: FROM: Octopolis TO: SUSTICINE   |
|           | 12.01 A.M. Standard Time at the address of the Named Insured as stated in Number 2 above.  |
| 4,        | LIMITS OF LIABILITY:   |
| ***       | A. \$ 1.000 000 Damages Line of Listery – Each Claim   |
|           | B. 8 1.000.000 Claim Expenses Limit of Liability - Each Claim  |
| 3.7.4     | C. & 1.000.000 Darnages Limit of Liebility - Policy Aggregate  |
|           | 0. S 1000.003 Chairn Expenses Limit of Liablity - Policy Approprie   |
| <b>S.</b> |  |
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|           | PREMIUM: \$ 478.00 2.87  |
| 6.<br>7.  | 하는 물수야한 경기도 부모는 이 경기로 하는 사람들은 이 등을 하는 생각이 되었다. 그는 그 등을 하는 것이 되었다. 그는 사람들은 그를 하는 것이 되었다.  |
|           | RETROACTIVE DATE: Full Prior Acts  |
| 8.        | FORMS ATTACHED: NUMBERS NAVEL NEW MARKETS NAVEL OF MARKETS   |
|           |  |
| ******    | SRAM ADMINISTRATOR: McCoron Propiets Administrators (A Division of McCoron & Computer, Inn.)   |
| reces     | TRAM ALMOND I RALLES. 1994 Program Program Announcement of the Company of Company, etc.)   |
| By A      | contained of this belief the insured agrees that the statements in the Declarations and the Application and any  |
| ausci     | meints hereto are the insured's agreements and representations and that has policy embodies all agreements<br>in between the insured and the Company or any of its representatives relating to this insurance.   |
| eviero    | in the second and the second second and an end of the second second second second second second second second  |
| ********* |  |
| N W       | TNESS WHEREOF, we have caused this policy to be signed by our Fresident and Secretary,   |
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Form SCA — "WinTDTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE



Ria No. 4386513

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Famile Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

# **Condition Ratings and Definitions**

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Nawly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or uplacep).

The improvements leature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is wall maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every nne improvements are were manuelment and reastre unities physical depreciation due to normal wear and tear major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-fixed building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age, it also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age, it reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

The improvements leature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains. useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the tack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe anough to affect the safety, soundness, or structural lategity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

## Quality Ratings and Definitions

Owellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such Owellings with this quality rating are usually unique structures may are incurrency designed by an accuration a speciment user, dust residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high-grade materials throughout the interior and extendor of the structure. The design features exceptionally high-goality extendor refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials; and finishes throughout the dwelling are generally of high or very high quality.

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# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Farmie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

#### Quality Ratings and Definitions (continued)

#### 03

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

#### Q

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate tenestration and some exterior ornamentation and interior refinements. Materials, werkmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

#### 05

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior omamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive; stock materials with limited refinements and upgrades.

#### 06

Owellings with this qualify rating are of basic quality and fower cost, some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

#### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new nomes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deterred maintainsance or physical functional deterioration.

#### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include returnshment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

#### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbling/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This world include a complete guiting and rebuild.

#### **Explanation of Bathroom Count**

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

#### Example:

3.2 indicates three full baths and two half baths.

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# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fanoie Mae UAD Appendix D: UAD Field-Specific Standardization Regulterments)

## Abbreviations Used In Data Standardization Text

| Abbreviation  |                           | Fields Where This Abbreviation May Appear   |
|---------------|---------------------------|---|
| <b>V</b>      | Adverse                   | Location & View   |
| iC            | Acres                     | Area, Site  |
| AdjPrk        | Adjacent to Park          | Location  |
| \djP\w        | Adjacent to Power Lines   | Location  |
| <b>Vinith</b> | Arms Length Sale          | Sale of Financing Concessions   |
| NT            | Attached Structure        | Design (Style)  |
| В             | Beneficial                | Location & View   |
| ba            | Bathroom(s)               | Basement & Finished Rooms Below Grade   |
| br .          | Bedroom                   | Basement & Finished Rooms Below Grade   |
| BsyRd         | Bissy Road                | Location  |
| C C           | Contracted Date           | Date of Sale/Time   |
| Cash          | Cash                      | Sale or Financing Concessions   |
| Comm          | Commercial Influence      | Location  |
|               | Conventional              | Sale or Financing Concessions   |
| Conv          | Carport                   | Garage/Carport  |
| cp            | Court Ordered Sale        | Sale or Financing Concessions:  |
| CritOrd       |                           | View  |
| CtySky        | City View Skyline View    | View  |
| CtyStr        | City Street View          | Garage/Garport  |
| CA            | Covered                   |   |
| DOM           | Days On Market            | Data Sources  |
| DT            | Detached Structure        | Design (Style)  |
| dw            | Driveway                  | Garage/Carport  |
| 0             | Expiration Date           | Date of Sale/Time   |
| Éstate        | Estate Sale               | Sale or Financing Concessions   |
| FHA           | Federal Housing Authority | Sale or Financing Concessions   |
| Ú.            | Garage                    | Garage/Carport  |
| ga            | Attached Garage           | Garage/Carport  |
| gbi           | Built-in Garage           | Garage/Carport  |
| gd g          | Defached Garage           | Garage/Carport  |
| GifCse        | Golf Course               | Location  |
| Glfvw         | Golf Course View          | View  |
|               | Garden                    | Design (Style)  |
| GR            | High Rise                 | Design (Style)  |
| HR            |                           | Basement & Finished Rooms Below Grade   |
| <u>in</u>     | Interior Only Stairs      | Location & View   |
| Ind           | Industrial                | Sale or Financing Concessions   |
| Listing       | Listing                   | Location Location   |
| Lndfl         | Land®                     |   |
| LtdSgfrt      | Umited Sight              | View  |
| MR            | Mid-rise                  | Design (Style)  |
| Min           | Mountain View             | View  |
| N             | Neutral                   | Location & View   |
| NonArm        | Non-Amis Length Sale      | Sale or Financing Concessions   |
| 0.            | Other                     | Basement & Finished Rooms Below Grade   |
| 0             | Other                     | Design (Style)  |
| OQ.           | Open                      | Garage/Carport  |
| Prik          | Park View                 | View  |
| Pstrl         | Pastoral View             | View  |
| PwrLn         | Power Lines .             | View  |
| Publim        | Public Transportation     | Location  |
| Relo          | Refocation Sale           | Sale or Financing Concessions   |
|               | REO Sala                  | Sale or Financing Concessions   |
| REO .         | Residential               | Location & View   |
| Res           | USDA - Rural Housing      | Sale or Figancing Concessions   |
| RH            | Recreational (Rec) Room   | Basement & Finished Rooms Below Grade   |
| <u>r</u>      |                           | Design (Style)  |
| RT            | Row or Townhouse          | Date of Sale/Time   |
| 5             | Settlement Date           | Date of Sale/Time Design (Style)  |
| SD            | Semi-detached Structure   | Sale or Financing Concessions   |
| Short         | Short Sale                |   |
| र्डा          | Square Feet               | Area, Site, Basement  |
| sam           | Square Meters             | Area, Site  |
| Unik          | Unknown                   | Date of Sale/Time   |
| VA            | Veterans Administration   | Sale or Financing Concessions   |
| W             | Withdrawn Date            | Date of Sale/Time   |
| wo            | Walk Out Basement         | Basement & Finished Rooms Below Grade   |
| Woods         | Woods View                | View  |
| Wtr           | Water View                | View  |
|               | Water Frontage            | Location  |
| WirFr         | Walk Up Basement          | Basement & Finished Rooms Below Grade   |
| WU            | THEM UP DESCRIBER         |   |
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